MISSING MIDDLE
INCOME, RENT AND SALE INFORMATION

RENT, INCOME and UTILITIES:

MSHDA has determined 60% - 120% Area Median Income (AMI) to be an appropriate range to satisfy the requirements of the Missing Middle Housing Program. Eligible households must fall within this income range for their respective county, and, in the cases of rental projects, their rent cannot exceed the maximum for that county based on bedroom size.

MSHDA will rely on the annually updated income and rent limits based on the limits published for Low-Income Housing Tax Credit (LIHTC) properties using the Multifamily Tax Subsidy Program (MTSP) to determine income and rent (by bedroom) compliance. These charts are available on the MSHDA Compliance webpage. Please note these charts represent the acceptable total housing expense including utilities. Therefore, it is important to account for utility costs before deciding on the final rent amount.   An example is provided on page 2.

Utility Allowances are based on costs the residents are required to pay using the MSHDA PHA charts. This chart is completed using unit type and appliance types (gas or electric) and are published annual by MSHDA.

Visit the MSHDA Compliance website: **www.michigan.gov/mshda/rental/property-managers/compliance** to access the current LIHTC rent and income charts as well as PHA Utility Allowances

FOR-SALE PRICING:

MSHDA recognizes that home sale prices can vary greatly by area, change regularly, and be affected by other factors (ex: interest rates; financial gifts from family) and we will be looking to see that a sale price makes sense for the area and, more importantly, the income qualifying household will not be housing burdened by their final mortgage payment*. With Missing Middle grant awards notably reducing the construction cost, it is intended to bring homes into an achievable range.

You can refer to the 60%-120% income range for your county to help you identify the eligible buyer income ranges and calculate what would be a reasonable monthly housing expense (about 30% of the income). Prior to releasing a grant reimbursement, we will require information about the qualifying buyer income as well as their final mortgage payment to determine they met income qualifications and are not housing burdened.

*Legislation defines "Final mortgage payment" as a mortgage payment calculated by the developer that must include principal, interest, taxes, insurance, Private Mortgage Insurance (PMI), association fees or lease payments for fees related to participation in a community land trust…"

For example, a 2-bedroom project in Kent County would use this chart:

- Assume a Kent County project wants to target 60% AMI households with income totaling about $42,960 and they want to rent a 2-bedroom unit. This household's <u>total</u> monthly housing expense could be up to $1,209.
- We will further assume their estimated average utility cost is $109/month.
- Therefore, actual rent could be up to $1,100/month ($1,209 - $109 for utilities = $1,100)

04/18/2022 INCOME AND RENT LIMITS

County: 41 Kent **Effective Date: 4/18/2022**

Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	12,540	14,320	16,120	17,900	19,340	20,780	22,200	23,640
25%	15,675	17,900	20,150	22,375	24,175	25,975	27,750	29,550
30%	18,810	21,480	24,180	26,850	29,010	31,170	33,300	35,460
35%	21,945	25,060	28,210	31,325	33,845	36,365	38,850	41,370
40%	25,080	28,640	32,240	35,800	38,680	41,560	44,400	47,280
45%	28,215	32,220	36,270	40,275	43,515	46,755	49,950	53,190
50%	31,350	35,800	40,300	44,750	48,350	51,950	55,500	59,100
55%	34,485	39,380	44,330	49,225	53,185	57,145	61,050	65,010
60%	37,620	42,960	48,360	53,700	58,020	62,340	66,600	70,920
70%	43,890	50,120	56,420	62,650	67,690	72,730	77,700	82,740
80%	50,160	57,280	64,480	71,600	77,360	83,120	88,800	94,560
100%	62,700	71,600	80,600	89,500	96,700	103,900	111,000	118,200
120%	75,240	85,920	96,720	107,400	116,040	124,680	133,200	141,840
125%	78,375	89,500	100,750	111,875	120,875	129,875	138,750	147,750
140%	87,780	100,240	112,840	125,300	135,380	145,460	155,400	165,480
150%	94,050	107,400	120,900	134,250	145,050	155,850	166,500	177,300

Rent By Person	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	313	358	403	447	483	519	555	591
25%	391	447	503	559	604	649	693	738
30%	470	537	604	671	725	779	832	886
35%	548	626	705	783	846	909	971	1,034
40%	627	716	806	895	967	1,039	1,110	1,182
45%	705	805	906	1,006	1,087	1,168	1,248	1,329
50%	783	895	1,007	1,118	1,208	1,298	1,387	1,477
55%	862	984	1,108	1,230	1,329	1,428	1,526	1,625
60%	940	1,074	1,209	1,342	1,450	1,558	1,665	1,773
80%	1,254	1,432	1,612	1,790	1,934	2,078	2,220	2,364
100%	1,567	1,790	2,015	2,237	2,417	2,597	2,775	2,955
120%	1,881	2,148	2,418	2,685	2,901	3,117	3,330	3,546
125%	1,959	2,237	2,518	2,796	3,021	3,246	3,468	3,693
140%	2,194	2,506	2,821	3,132	3,384	3,636	3,885	4,137
150%	2,351	2,685	3,022	3,356	3,626	3,896	4,162	4,432

Rent By Bedroom	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
20%	313	335	403	465	519	573
25%	391	419	503	581	649	716
30%	470	503	604	698	779	859
35%	548	587	705	814	909	1,002
40%	627	671	806	931	1,039	1,146
45%	705	755	906	1,047	1,168	1,289
50%	783	839	1,007	1,163	1,298	1,432
55%	862	923	1,108	1,280	1,428	1,575
60%	940	1,007	1,209	1,396	1,558	1,719
70%	1,097	1,175	1,410	1,629	1,818	2,005
80%	1,254	1,343	1,612	1,862	2,078	2,292
100%	1,567	1,678	2,015	2,327	2,597	2,865
120%	1,881	2,014	2,418	2,793	3,117	3,438
125%	1,959	2,098	2,518	2,909	3,246	3,581
140%	2,194	2,350	2,821	3,258	3,636	4,011
150%	2,351	2,518	3,022	3,491	3,896	4,297